

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, JUNE 13, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

**BOARD MEMBERS PRESENT:**

PAUL R. DUNPHEY (exc. absence)	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS (exc. absence)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

**ALSO PRESENT WERE:**

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a quorum was present.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

**2. PRESENTATIONS**

**2.1 EDC Director's report on economic development activities for May 2019.**

- Meeting with owner of Hialeah Center regarding signage issue and possible improvements to the shopping center
- Trans western Development Co. – light industrial development looking on north side of town
- Follow up with National Sign Plaza – Seabrook signs being relocated
- Follow up with Brokers around the area
- Meeting with owner of Kwik Car Lube
- Meeting with City of Deer Park EDC Director – meeting regarding food truck ordinance and getting some feedback
- Mario's Pizza ribbon cutting held on May 29
- Jet Surf Houston ribbon cutting held on May 30
- Attend seminar on restaurant development conference on May 30
- Seabrook voted as one of the top 50 safest city
- Meeting with owner of Pelican Plaza – possible incentive application for façade improvement

- Next month will be running another RedNews ad campaign for Old Seabrook properties for sale and for lease
- Monthly EDC budget review

### **3. EXECUTIVE SESSION**

#### **3.1 Section 551.071**

**Consult with attorney to receive legal advice on legal issues associated with acquisition of real property and potential funding agreement as provided by Section 551.071, Texas Government Code.**

#### **3.2 Section 551.072**

**Pursuant to Section 551.072, Texas Government Code, conduct executive session to deliberate the purchase, exchange, lease or value of real property, as deliberation in an open meeting would have detrimental effect on the position of the EDC/City in negotiations with a third person.**

The EDC Board went into executive session at 7:10 p.m.

### **4. OPEN SESSION**

#### **4.1 The EDC Board will reconvene in Open Session to allow for possible action on the agenda items listed above under "Executive Session".**

The EDC Board reconvened at 7:24 pm. No action was taken in Executive Session.

### **5. NEW BUSINESS**

#### **5.1 Consider and take all appropriate action for partial SEDC funding of the acquisition of real property located at 1110 Hall Avenue, Lots Three (3), Block Twenty-Three (23), Seabrook, TX 77586 as part of the previously approved "Old Seabrook" Project and approval of "Agreement Regarding the Acquisition and Funding of Real Property for Economic Development" between SEDC and City. The SEDC will contribute a portion of the purchase price, in an amount not to exceed \$98,000.**

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve the SEDC funding of the acquisition of real property located at 1110 Hall Avenue, Lots Three (3), Block Twenty-Three (23) as part of the previously approved "Old Seabrook" Project and approval of "Agreement Regarding the Acquisition and Funding of Real Property for Economic Development" between SEDC and City, in an amount not to exceed \$196,000.

**MOTION CARRIED BY UNANIMOUS CONSENT**

**5.2 Consider and take all appropriate action on EDC goals for the next fiscal year 2019-2020.**

EDC Director, Paul Chavez presented the following goals for next fiscal year 2019-2020:

- Promote Seabrook branding, image enhancement, communication and key marketing initiatives
- Develop branding campaign with distinct branding and signage for each district within the city: The Point, Old Seabrook, SH146 Corridor, North Seabrook, NASA Parkway / Lakefront
- Development of entry signage / gateway into city
- Support implementation of design enhancement recommendations as outlined in the Comprehensive Master Plan
- Focus on the development and promotion of Old Seabrook. This will include:
  - Development of retail corridor along Main Street
  - Explore city infrastructure issues / options for parking and pedestrian traffic
  - Work with P&Z and City on ordinances / zoning
- Support initiatives that promote the redevelopment of the business corridor along SH146 and Red Bluff
- Reviewing and potential expansion of incentives for overall business development incentive for local relocation and new development including district specific incentives
- Provide guidance to the Seabrook City Council on economic development decisions and future land uses
- EDC will make recommendations to the City's Capital Improvement Program (CIP) for capital projects such as streets, drainage and other infrastructure improvements that benefit business development

No motion was needed.

**5.3 Consider and take all appropriate action on Clay Cat Studio request for extension on the project completion date.**

Business owner Sue Ruthstrom, stated that the project had been delayed due to her back injury. She stated that she is asking for 120 day extension which would be till October 21, 2019.

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve the project completion extension date to October 21, 2019.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.4 Consider and take all appropriate action on the expansion of Zone #1 of the Seabrook Empowerment Zone map.**

No action taken was taken since this was zoned as a residential area.

**5.5 Consider and take all appropriate action on providing a Notice of Default to BlueLine Rentals LLC/United Rentals, Inc. due to failure of performance pursuant to terms of the Economic Development Agreement dated May 15, 2018.**

EDC Director, Paul Chavez, explained to the board that since BlueLine Rental is not going to be coming back or re-establishing themselves, the City will be providing a Notice of Default to them.

Motion made by Kevin Ferguson and seconded by Jeff Larson.

To approve a Notice of Default to BlueLine Rentals LLC/United Rentals, Inc.

MOTION CARRIED BY UNANIMOUS CONSENT

**6. ROUTINE BUSINESS**

**6.1 Approve minutes of the May 9, 2019 regular EDC meeting. (Patel)**

Motion made by Kevin Ferguson and seconded by Gary Bell.

Motion to revise line 143 to read, "east side *is* ready for development and new opportunities are available."

MOTION CARRIED BY UNANIMOUS CONSENT

**6.2 Update on SH 146 expansion.**

- SH146 website blog provides regular updates

**6.3 Establish future meeting dates and agenda items.**

Next meeting scheduled for Thursday, July 11, 2019.

Upon motion duly made, the meeting was adjourned at 7:48 p.m.

APPROVED ON THE 11<sup>TH</sup> DAY OF JULY 2019.

  
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Pat Patel,  
EDC Administrative Assistant

  
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Terry Chapman, EDC Vice-Chairman